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Vastukala Consultants (I) Pvt. Ltd.

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Shree Sammet Shikhar Heights - C Wing"

"Shree Sammet Shikhar Heights - C Wing", Proposed Redevelopment Bearing C.S. No. 4/152 & 5/152, 6/152, 17/152, Tardev Division, Building No. 13 & 11, 6A Known As "Shehnaz Manzil" & "Haji Ebrahim Latif Charitable Trust", "Mistry Building" & "Ebrahim Mansion", M.P. Agiari Lane, Baram Street, Grant Road (East), Mumbai – 400 007, State – Maharashtra, Country – India

Latitude Longitude - 18°57'49.0"N 72°49'09.7"E

Valuation Done for:

State Bank of India

Administrative Office South Mumbai

Mumbai Main Branch Building, Gate No. 1, Horniman Circle, Mumbai Samachar Marg, Fort, Mumbai, Pin – 400 001, State - Maharashtra, Country - India

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Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai:** 400072, (M.S), India

+91 2247495919

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Valuation Report Prepared For: State Bank of India/ Administrative Office South Mumbai / Shree Sammet Shikhar (14719/2310997) Page 2 of 34

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Vastu/SBI/Mumbai/03/2025/14719/2310997
12/16-197-BHV
Date: 12.03.2025

MASTER VALUATION REPORT OF "Shree Sammet Shikhar Heights - C Wing"

"Shree Sammet Shikhar Heights - C Wing", Proposed Redevelopment Bearing C.S. No. 4/152 & 5/152, 6/152, 17/152, Tardev Division, Building No. 13 & 11, 6A Known As "Shehnaz Manzil" & "Haji Ebrahim Latif Charitable Trust", "Mistry Building" & "Ebrahim Mansion", M.P. Agiari Lane, Balaram Street, Grant Road (East), Mumbai – 400 007, State – Maharashtra, Country – India

Latitude Longitude: 18°57'49.0"N 72°49'09.7"E

NAME OF DEVELOPER: M/s. V M Homes Private Limited

Pursuant to instructions from State Bank of India, Administrative Office South Mumbai, Main Branch, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **07th March 2025** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"Shree Sammet Shikhar Heights - C Wing"**, Proposed Redevelopment Bearing C.S. No. 4/152 & 5/152, 6/152, 17/152, Tardev Division, Building No. 13 & 11, 6A Known As "Shehnaz Manzil" & "Haji Ebrahim Latif Charitable Trust", "Mistry Building" & "Ebrahim Mansion", M.P. Agiari Lane, Balaram Street, Grant Road (East), Mumbai – 400 007, State – Maharashtra, Country – India. It is about 400 Mtr. walking distance from Grant Road Station Central Railway line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developing locality. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is middle class & developed.

2. Developer Details:

Name of builder	M/s. Rushabh Developers	
Project Registration Number	Project	RERA Project Number
	Shree Sammet Shikhar Heights - C Wing	P51900054247
Register office address	M/s. V M Homes Private Limited info@bvardhan.com	
	Address: Office No. C-3, 3 rd Floor, "Commerce House", 140 N. M. Road, Fort, Mumbai – 400 023, State – Maharashtra, Country – India.	
Contact Numbers	Contact Person: Mr. Mukesh Devasi (Site Supervisor– Mobile No. 9116957285)	
E – mail ID and Website	rushabhdevelopersmalad@gmail.com www.bvardhan.com	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Dinbai Petit Lane
On or towards South	Jame Shejti Petit Lane
On or towards East	Niwaz Building & Balaram Street
On or towards West	MP Agiary Path



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Vastukala Consultants (I) Pvt. Ltd.B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072

To,
The Branch Manager,
State Bank of India
Administrative Office South Mumbai
Mumbai Main Branch Building, Gate No. 1, Horniman Circle,
Mumbai Samachar Marg, Fort,
Mumbai, Pin – 400 001,
State - Maharashtra, Country - India

VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)

1. Introduction	
a)	Project Name (With address & phone nos.)
	<p>“Shree Sammet Shikhar Heights - C Wing”, Proposed Redevelopment Bearing C.S. No. 4/152 & 5/152, 6/152, 17/152, Tardev Division, Building No. 13 & 11, 6A Known As “Shehnaz Manzil” & “Haji Ebrahim Latif Charitable Trust”, “Mistry Building” & “Ebrahim Mansion”, M.P. Agiari Lane, Balaram Street, D Ward, Grant Road (East), Mumbai – 400 007, State – Maharashtra, Country – India.</p> <p><u>Contact Person:</u> Mr. Mukesh Devasi (Site Supervisor– Mobile No. 9116957285)</p>
b)	Purpose of Valuation
	As per request from State Bank of India, Administrative Office South Mumbai to assess fair market value of the property for bank loan purpose.
c)	Date of Inspection of Property
	07.03.2025
d)	Date of Valuation Report
	12.03.2025
e)	Name of the Developer of Property (in case of developer built properties)
	<p>M/s. V M Homes Private Limited</p> <p><u>Address:</u> Office No. C-3, 3rd Floor, “Commerce House”, 140 N. M. Road, Fort, Mumbai – 400 023, State – Maharashtra, Country – India.</p>
2. Physical Characteristics of the Property	
a)	Location of the Property
	<p>“Shree Sammet Shikhar Heights - C Wing”, Proposed Redevelopment Bearing C.S. No. 4/152 & 5/152, 6/152, 17/152, Tardev Division, Building No. 13 & 11, 6A Known As “Shehnaz Manzil” & “Haji Ebrahim Latif Charitable Trust”, “Mistry Building” & “Ebrahim Mansion”, M.P. Agiari Lane, Balaram Street, Grant Road (East), Mumbai – 400 007, State – Maharashtra, Country – India</p>
	Brief description of the property
	<p>About “Shree Sammet Shikhar Heights – C Wing” Project: ‘Sammet Shikhar’ by BVardhan is one of the majestic residential towers comprising of 3 wings. With every conceivable luxury aspect within its precincts and impeccable connectivity of its location, ‘Sammet Shikhar’ is a thoughtfully crafted masterpiece offering 1, 2 & 4 BHK vastu compliant apartments. This stunning multi-storey high rise stands 22 storey tall and has some of the most widespread well-designed facilities and is in close proximity to the Jain temple. Located at the prime vicinity of Grant Road, ‘Sammet Shikhar’ has meticulously planned spacious homes, keeping every resident and their necessities in mind. ‘Sammet Shikhar’ offers you the greatest comfort and a sophisticated lifestyle that sets it apart from the rest. From contemporary taste & style to blissful ambiance, each detail is crafted with utmost care</p>



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TYPE OF THE BUILDING:

Wing	Number of Floors
C	Proposed 1 Basement + Ground + 23 rd upper floors.

LEVEL OF COMPLETION:

Wing	Present stage of Construction	Percentage of work completion
C	RCC slab completed upto 11 th Floors.	26%

DATE OF COMPLETION & FUTURE LIFE:

Expected completion date as informed by builder is **December - 2028 (As per MAHARERA Certificate)**

Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.

PROPOSED PROJECT AMENITIES:

- Italian marble Flooring in all rooms
- Granite Kitchen platform with Stainless Steel Sink
- Powder coated aluminum sliding windows with M.S. Grills
- Laminated wooden flush doors with Safety door
- Concealed wiring
- Concealed plumbing
- Power Back Up
- Rooftop Garden
- Double Heighted Entrance Lobby
- Elevator opens to Rooftop Garden
- Waterproof Texture Paint



Nearby landmark	M.P. Agiari Lane, Baram Street
Postal Address of the Property	“Shree Sammet Shikhar Heights - C Wing”, Proposed Redevelopment Bearing C.S. No. 4/152 & 5/152, 6/152, 17/152 For Tardev Division, Building No. 13 & 11, 6A Known As “Shehnaz Manzil” & “Haji Ebrahim Latif Charitable Trust”, “Mistry Building” & “Ebrahim Mansion”, M.P. Agiari Lane, Baram Street, Grant Road (East), Mumbai – 400 007, State – Maharashtra, Country – India
Area of the plot/land (supported by a plan)	Plot Area: 1091.17 Sq. M. (As per RERA & Approved Plan)
Type of Land: Solid, Rocky, Marsh land, reclaimed land, Water-logged, Land locked.	Solid land
Independent access/approach to the property etc.	Yes
Google Map Location of the Property with a neighborhood layout map	Provided
Details of roads abutting the property	Existing 40.00 M. wide Ekta Nagar Road
Description of adjoining property	Located in Middle class locality
Plot No. Survey No.	C.S. No. 4/152 & 5/152, 6/152, 17/152
Ward/Village/Taluka	D- Ward, Tardev - Division
Sub-Registry/Block	Municipal Corporation of Grater Mumbai
District	District – Mumbai
Any other aspect	Nil

b)	Plinth Area, Carpet Area, and Built-up area are to be mentioned separately and clarified		As per table attached to the report	
c)	Boundaries of the Plot	As per Sale Deed/TIR	As per MAHARERA	Actual
	North	Private Road	Private Road	Dinbai Petit Lane
	South	Property Of Erachshaw Maneckjistry and Others	Property Of Erachshaw Maneckjistry and Others	Jame Shejti Petit Lane
	East	Property of Sir Dinshaw Nanekji Petit Baronet	Property of Sir Dinshaw Nanekji Petit Baronet	Niwas Building & Balaram Street
	West	Mahila Patel Agjari Street	Mahila Patel Agjari Street	MP Agjary Path

3. Town Planning parameters

a)	Master Plan provisions related to property in terms of land use	Residential building				
	FAR- Floor Area Rise/FSI- Floor Space Index permitted & consumed	FSI Consumed = 6.92 Balance Area = 1087.735				
	Ground coverage	As per Approved Plans				
	Comment on whether OC-Occupancy Certificate has been issued or not	N.A. Building Construction work is in progress				
	Comment on unauthorized constructions if any	Copy of Commencement Certificate No. CHE / CTY / 1243 / D / 337 (NEW) / FCC / 3 / Amend dated 27.05.2024 issued by Municipal Corporation of Greater Mumbai				
	Transferability of developmental rights if any, Building by-laws provision as applicable to the property viz. setbacks, height restriction etc.	Nil				
	Planning area/zone	Residential Cum Commercial				
	Developmental controls	Copy of Approved Plan No. CHE / CTY / 1243 / D / 337 (NEW) dated 27.05.2024 issued by Executive Engineer Municipal Corporation of Greater Mumbai (Number of Copies – Sheet No. Thirteen – Sheet No. 1/9 to 9/9) Approved upto:				
		<table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>C</td> <td>1 Basement + Ground + 1st to 23rd Upper floors.</td> </tr> </tbody> </table>	Wing	Number of Floors	C	1 Basement + Ground + 1 st to 23 rd Upper floors.
Wing	Number of Floors					
C	1 Basement + Ground + 1 st to 23 rd Upper floors.					
	Zoning regulations	Residential				
	Comment on the surrounding land uses and adjoining properties in terms of uses	Land used for Residential use.				
	Comment on demolition proceedings if any	No				
	Comment on compounding / regularization proceedings	Information not available				
	Any other Aspect	Nil				

4. Document Details and Legal Aspects of Property

a)	Ownership Documents (Building Permission, Commencement Certificate & Status of Plan)	
	Sale Deed, Gift Deed, Lease Deed	
	1. Copy of Deed of Conveyance dated 25.10.2019 between Zaini Ebrahim Lakdawala (Vendor) & V.M. Homes Private Limited (Purchaser)	
	2. Copy of Legal Title Report date 16.12.2023 issued by Vijaya Bane Advocate	

	3. Copy of MAHARERA Registration Certificate of Project No. P51900054247 issued by Maharashtra Real Estate Regulatory Authority date 10.01.2024				
	4. Copy of Architect Certificate date 01.02.2025 issued by Ulhas Pagnis Architects, Designers & Planning Consultants				
	5. Copy of CA Certificate date 11.02.2025 issued by CA. Nehali & Co.				
	6. Copy of IOA Letter No. CHE / CTY / 1243 / D / 337 (NEW) / 337 / 5 / AMEND dated 27.05.2024 issued by Executive Engineer Municipal Corporation of Greater Mumbai				
	7. Copy of Fire-fighting & fire-protection NOC No. CHE/CTY/1243/D/337(NEW)-CFO date 08.12.2022 issued by Municipal Corporation of Greater Mumbai				
	8. Copy of Commencement Certificate No. CHE / CTY / 1243 / D / 337 (NEW) / FCC / 3 / Amend dated 27.05.2024 issued by Municipal Corporation of Greater Mumbai				
	9. Copy of Amended Plan Approval Letter No. CHE / CTY / 1243 / D / 337 (NEW) / 337 / 5 / Amend dated 27.05.2024 issued by Municipal Corporation of Greater Mumbai				
	10. Copy of Approved Plan No. CHE / CTY / 1243 / D / 337 (NEW) dated 27.05.2024 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Sheet No. Six – Sheet No. 1/6 to 6/6)				
	Approved upto:				
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C	1 Basement + Ground + 1 st to 23 rd Upper floors.				
	TIR of the Property Yes				
b)	Name of the Developer's / Owner/s M/s. V M Homes Private Limited				
c)	Ordinary status of freehold or leasehold including restrictions on transfer Freehold				
d)	Agreement of easement if any As per TIR				
e)	Notification of acquisition if any As per TIR				
f)	Notification of road widening if any As per approved plan				
g)	Heritage restriction, if any No				
h)	Comment on transferability of the property ownership As per TIR				
i)	Comment on existing mortgages/charges/encumbrances on the property, if any As per TIR				
j)	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be Information not available				
k)	Building plan sanction: Authority approving the plan - Name of the office of the Authority - Any violation from the approved Building Plan Copy of Approved Plan No. CHE / CTY / 1243 / D / 337 (NEW) dated 27.05.2024 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Sheet No. Six – Sheet No. 1/6 to 6/6) Approved upto:				
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Wing	Number of Floors				
C	1 Basement + Ground + 1 st to 23 rd Upper floors.				
l)	Whether Property is Agricultural Land if yes, any conversion is contemplated No				
m)	Whether the property is SARFAESI compliant As per TIR				
n)	a. All legal documents, receipts related to electricity, Water tax, Municipal tax and other building taxes to be verified and copies as applicable to be enclosed with the report. b. Observation on Dispute or Dues if any in payment of bills/taxes to be N.A. Building Construction work is in progress				

	reported.	
o)	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged.	Proposed to be mortgaged to State Bank of India. Details about existing mortgage are not available with us.
p)	Qualification in TIR/mitigation suggested if any.	As per TIR
q)	Any other aspect	Nil
5. Economic Aspects of the Property		
a)	Reasonable letting value	As per table attached to the report
	If property is occupied by tenant	N.A. Building Construction work is in progress
	Number of tenants	N.A. Building Construction work is in progress
	Since how long (tenant- wise)	N.A. Building Construction work is in progress
	Status of tenancy right	N.A. Building Construction work is in progress
	Rent received per month (tenant-wise) with a comparison of existing market rent	N.A. Building Construction work is in progress
	Taxes and other outings	N.A. Building Construction work is in progress
	Property Insurance	N.A. Building Construction work is in progress
	Monthly maintenance charges	N.A. Building Construction work is in progress
	Security charges	N.A. Building Construction work is in progress
	Any other aspect	Nil
6. Socio-cultural Aspects of the Property		
a)	Descriptive account of the location of the property in terms of social structure of the area, population, social stratification, regional origin, economic level, location of slums, squatter settlements nearby, etc.	Strategic Location
b)	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No
7. Functional and Utilitarian Aspects of the Property		
a)	Description of the functionality and utility of the property in terms of:	
	Space allocation	Proposed As per Development Control Regulations of Municipal Corporation of Greater Mumbai
	Storage Spaces	Proposed As per Development Control Regulations of Municipal Corporation of Greater Mumbai
	Utility spaces provided within the building	Proposed As per Development Control Regulations of Municipal Corporation of Greater Mumbai
	Car Parking facility	Proposed As per Development Control Regulations of Municipal Corporation of Greater Mumbai
	Balconies, etc.	Proposed Yes
b)	Any other aspect	Nil
8. Infrastructure Availability		

a)	Description of aqua infrastructure availability in terms of i.	
	Water supply	Proposed Municipal Corporation
	Sewerage/sanitation System Underground or Open	To be connected to Municipal underground line
	Storm water drainage	Proposed
b)	Description of other physical infrastructure facilities viz.	
	Solid waste management	Proposed Treatment plants in project site
	Electricity	Available
	Road and public transport connectivity	All well connected with public transport like taxi, bus, private vehicles etc.
	Availability of other public utilities nearby	All available near by
c)	Social infrastructure in terms of i. School ii. Medical facilities iii. Recreational facility in terms of parks and open space	All available near by

9. Marketability of the Property

a)	Marketability of the property in terms of	Location, development of surrounding area, type of construction, construction specifications, age of building, condition of the premises & building, facilities provided and its prevailing market rate
	Locational attributes	Developed Area
	Scarcity	Good
	Demand and supply of the kind of subject property	Good
	Comparable sale prices in the locality	Price Indicators from online property portals attached.
b)	Any other aspect which has relevance on the value or marketability of the property	Nil

10. Engineering and Technology Aspects of the Property

a)	Type of construction	Proposed R.C.C. framed structures
b)	Material & technology used	Proposed good quality & latest technology for construction
c)	Specifications,	Standard
d)	Maintenance issues	N.A. Building Construction work is in progress
e)	Age of the building	Building Under Construction
f)	Total life of the building	60 years (after completion) Subject to proper, preventive periodic Maintenance & structural repairs.
g)	Extent of deterioration	N.A. Building Construction work is in progress
h)	Structural safety	Proposed as per IS Code requirements
i)	Protection against natural disaster viz. earthquakes,	Proposed as per IS Code requirements
j)	Visible damage in the building	N.A. Building Construction work is in progress
k)	System of air-conditioning	N.A. Building Construction work is in progress
l)	Provision of firefighting	Proposed
m)	Copies of the plan and elevation of the building to be included	Provided

11. Environmental Factors

a)	Use of environment friendly building	Information not available
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	materials, Green Building techniques if any										
b)	Provision of rain water harvesting	Proposed									
c)	Use of solar heating and lightening systems, etc.,	Information not available									
d)	Presence of environmental pollution in the vicinity of the property in terms of industry, heavy traffic etc.	Normal pollution level in vicinity									
12. Architectural and aesthetic quality of the Property											
a)	Descriptive account on whether the building is modern, old fashioned, plain looking or decorative, heritage value, presence of landscape elements etc.	Proposed Modern Looking building									
13. Valuation											
a)	Methodology of valuation – Procedures adopted for arriving at the valuation. Valuers may consider various approaches and state explicitly the reason for adopting particular approach and assumptions made, basis adopted with supporting data, comparable sales, and reconciliation of various factors on which final value judgment is arrived at.	Composite Method is used for this valuation report.									
b)	Prevailing Market Rate/Price trend of the Property in the locality/city from property search sites viz magickbricks.com, 99acres.com, makaan.com etc. if available	As per table attached to the report									
c)	Guideline Rate obtained from Registrar's office / State Govt. Gazette / Income Tax Notification	₹ 1,72,010.00 per Sq. M. for Residential ₹ 81,250.00 per Sq. M. for Land <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th colspan="3">As per RERA & Approved Plan</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>1091.17</td> <td>81250</td> <td>8,86,57,563.00</td> </tr> </tbody> </table>	As per RERA & Approved Plan			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	1091.17	81250	8,86,57,563.00
As per RERA & Approved Plan											
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)									
1091.17	81250	8,86,57,563.00									

d)	Summary of Valuation	
	i. Fair Market Value	As per table attached
CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION & COPY OF APPROVED PLAN NO. CHE / CTY / 1243 / D / 337 (NEW) DATED 27.05.2024 ISSUED BY MUNICIPAL CORPORATION OF GREATER MUMBAI:		

1) Wing - C:

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	201	2	4 BHK	1214	1335						40,06,200
2	301	3	1 BHK	509	560						16,79,700
3	302	3	2 BHK	688	757						22,70,400
4	401	4	4 BHK	1112	1223						36,69,600
5	501	5	1 BHK	448	493						14,78,400
6	502	5	2 BHK	749	824						24,71,700
Land Owner's Share											
7	601	6	1 BHK	466	513	25500	1,18,83,000	1,34,27,790	95,06,400	33500	15,37,800
8	602	6	2 BHK	776	854	25500	1,97,88,000	2,23,60,440	1,58,30,400	56000	25,60,800
9	701	7	1 BHK	466	513	25500	1,18,83,000	1,34,27,790	95,06,400	33500	15,37,800
10	702	7	2 BHK	776	854	25500	1,97,88,000	2,23,60,440	1,58,30,400	56000	25,60,800
11	801	8	3 BHK	875	963	25500					28,87,500
Land Owner's Share											
12	901 & 902	9	4 BHK	1269	1396	25500	3,23,59,500	3,65,66,235	2,58,87,600	91500	41,87,700
13	1001	10	1 BHK	466	513	25500	1,18,83,000	1,34,27,790	95,06,400	33500	15,37,800
14	1002	10	2 BHK	776	854	25500	1,97,88,000	2,23,60,440	1,58,30,400	56000	25,60,800
15	1101	11	1 BHK	466	513	25500	1,18,83,000	1,34,27,790	95,06,400	33500	15,37,800
16	1102	11	2 BHK	776	854	25500	1,97,88,000	2,23,60,440	1,58,30,400	56000	25,60,800
17	1201	12	2 BHK	776	854	25500	1,97,88,000	2,23,60,440	1,58,30,400	56000	25,60,800
18	1202	12	1 BHK	466	513	25500	1,18,83,000	1,34,27,790	95,06,400	33500	15,37,800
19	1301	13	1 BHK	466	513	25500	1,18,83,000	1,34,27,790	95,06,400	33500	15,37,800
20	1302	13	2 BHK	776	854	25500	1,97,88,000	2,23,60,440	1,58,30,400	56000	25,60,800
21	1401	14	1 BHK	466	513	25500	1,18,83,000	1,34,27,790	95,06,400	33500	15,37,800
22	1402	14	2 BHK	776	854	25500	1,97,88,000	2,23,60,440	1,58,30,400	56000	25,60,800
23	1501	15	2 BHK	813	894	25500	2,07,31,500	2,34,26,595	1,65,85,200	58500	26,82,900
24	1601	16	1 BHK	466	513	25500	1,18,83,000	1,34,27,790	95,06,400	33500	15,37,800
25	1602	16	2 BHK	776	854	25500	1,97,88,000	2,23,60,440	1,58,30,400	56000	25,60,800
26	1701	17	1 BHK	466	513	25500	1,18,83,000	1,34,27,790	95,06,400	33500	15,37,800
27	1702	17	2 BHK	776	854	25500	1,97,88,000	2,23,60,440	1,58,30,400	56000	25,60,800
28	1801	18	1 BHK	466	513	25500	1,18,83,000	1,34,27,790	95,06,400	33500	15,37,800
29	1802	18	2 BHK	776	854	25500	1,97,88,000	2,23,60,440	1,58,30,400	56000	25,60,800
30	1901	19	1 BHK	466	513	25500	1,18,83,000	1,34,27,790	95,06,400	33500	15,37,800
31	1902	19	2 BHK	776	854	25500	1,97,88,000	2,23,60,440	1,58,30,400	56000	25,60,800
32	2001	20	1 BHK	466	513	25500	1,18,83,000	1,34,27,790	95,06,400	33500	15,37,800
33	2002	20	2 BHK	776	854	25500	1,97,88,000	2,23,60,440	1,58,30,400	56000	25,60,800
34	2101	21	1 BHK	466	513	25500	1,18,83,000	1,34,27,790	95,06,400	33500	15,37,800
35	2102	21	2 BHK	776	854	25500	1,97,88,000	2,23,60,440	1,58,30,400	56000	25,60,800
36	2201	22	1 BHK	466	513	25500	1,18,83,000	1,34,27,790	95,06,400	33500	15,37,800
37	2202	22	2 BHK	776	854	25500	1,97,88,000	2,23,60,440	1,58,30,400	56000	25,60,800
38	2301	23	1 BHK	466	513						15,37,800
Land Owner's Share											
39	2302	23	MP	435	479	25500	1,10,92,500	1,25,34,525	88,74,000	31500	14,35,500
Total				25966	28563		50,75,77,500	57,35,62,575	40,60,62,000		8,56,87,800

Summary of the Project:

Project	Comp.	Total Number of Flats	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value After Completion in ₹	Distress Sale Value in ₹
Sale Flat	1 BHK - 14 2 BHK - 15 4 BHK - 01 MP - 01	31	19905	21896	50,75,77,500.00	57,35,62,575.00	40,60,62,000.00
Land Owner's Share	1 BHK - 03 2 BHK - 02 3 BHK - 01 4 BHK - 02	08	6061	6667	-	-	-
Total		39	25966	28563	50,75,77,500.00	57,35,62,575.00	40,60,62,000.00

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	50,75,77,500.00
Final Realizable Value After Completion in ₹	57,35,62,575.00
Distress Sale Value as on date in ₹	40,60,62,000.00
Cost of Construction (Total Built up area x Rate) 28563 Sq. Ft. x ₹ 3000.00	8,56,87,800.00

Project	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost of Construction	Cost of construction as of today
C – Wing	26	28563	8,56,84,800.00	2,22,78,828.00

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj B. Chalikwar

Govt. Registered Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

SBI Empanelment No.: SME/TCC/38/IBBI/3



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e)	In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given.	Price Indicators Attached
	Details of last two transactions in the locality/area to be provided, if available.	No
	Remarks	

14. Declaration

I hereby declare that:

- i. The information provided is true and correct to the best of my knowledge and belief.
- ii. The analysis and conclusions are limited by the reported assumptions and conditions.
- iii. I have read the Handbook on Policy, Standard and Procedures for Real Estate Valuation by Banks and HFIs in India, 2011, issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook.
- iv. I have no direct or indirect interest in the above property valued.
- v. I/ my authorized me / our representative, has inspected the subject property on 07.03.2025
- vi. I am a registered Valuer under Section 34AB of Wealth Tax Act, 1957, Category-I for valuing property up to no limit
- vii. I am an approved Valuer under SARFAESI ACT-2002 and am approved by the Bank.
- viii. I have not been depanelled or removed from any Bank/Financial Institution/Government Organization at any point of time in the past.
- ix. I have submitted the Valuation Report (s) directly to the Bank.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj B. Chalikwar

Govt. Registered Valuer
Chartered Engineer (India)
Reg. No. IBBI/RV/07/2018/10366
SBI Empanelment No.: SME/TCC/38/IBBI/3

Address:**Vastukala Consultants (I) Pvt. Ltd.**

B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road,
Powai, Andheri (East), Mumbai – 400 072

Name of Valuer association of which I am a bonafide member in good standing: Institution of Valuers & Practicing Valuers Association of India.

Date 12.03.2025

Tel No. - +91 22 47495919

Mobile No. - +91 98195 97579

Email Id – info@vastukala.org



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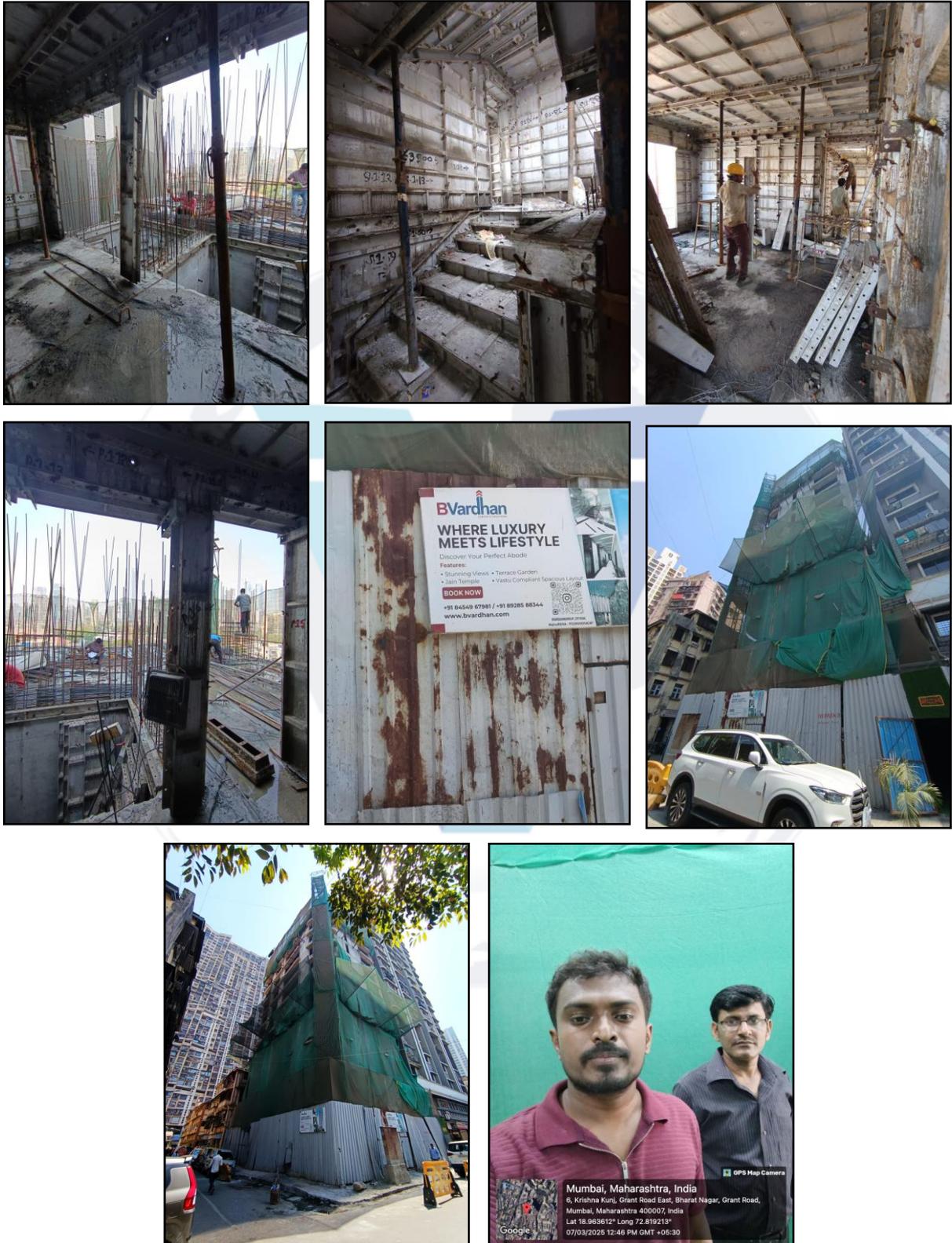


15. Enclosures		
a)	Layout plan sketch of the area in which the property is located with latitude and longitude	Latitude and longitude provided along with satellite image of the building
b)	Building Plan	Provided
c)	Floor Plan	Provided
d)	Site Photograph of the property	Site photographs of the property is provided
e)	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	Provided
f)	Google Map location of the property	Provided
g)	Price trend of the Property in the locality / city from property search sites viz Magickbricks.com, 99Acres.com, Makaan.com etc.	Provided
h)	Guideline rate mentioned in the valuation report must be supported by documentary evidence i.e. latest guideline rate published in district website, Registrar Office etc. should be printed and signed by the concerned valuer as an evidence of authenticity.	As per table attached Point No. 13 - C
i)	Any other relevant documents/ extracts	No

Actual site photographs

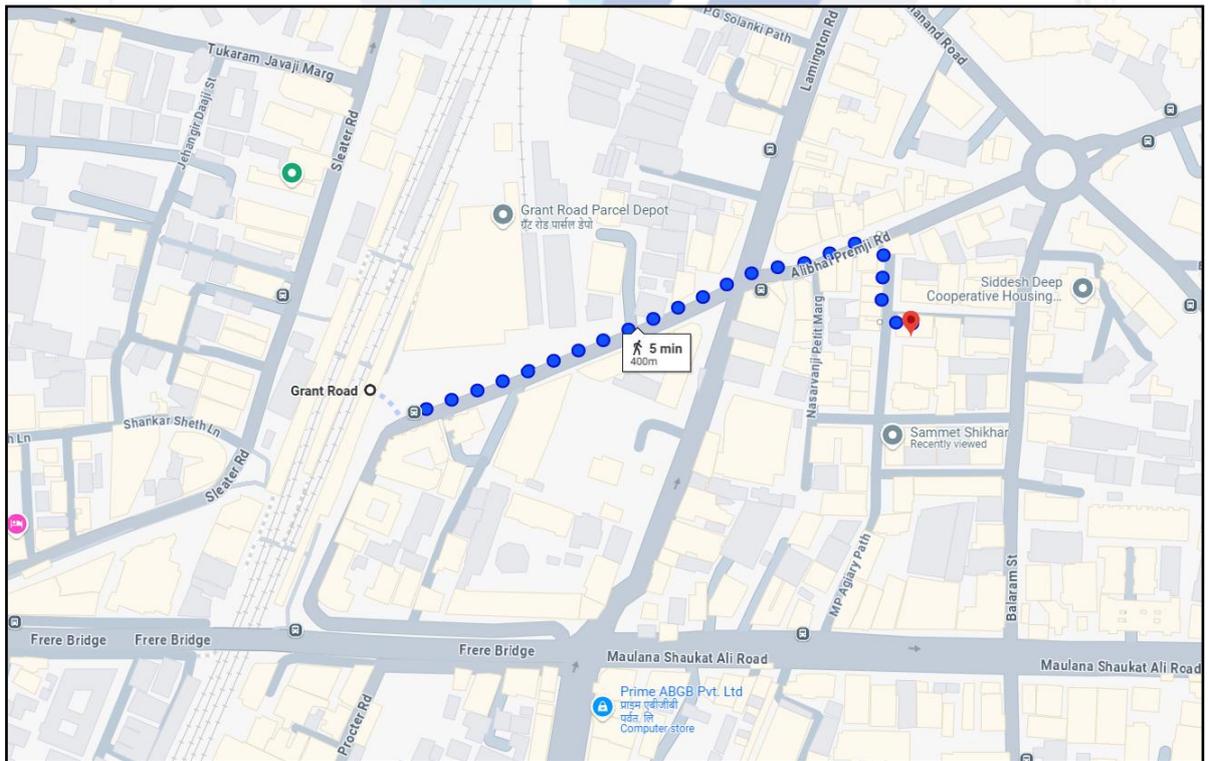
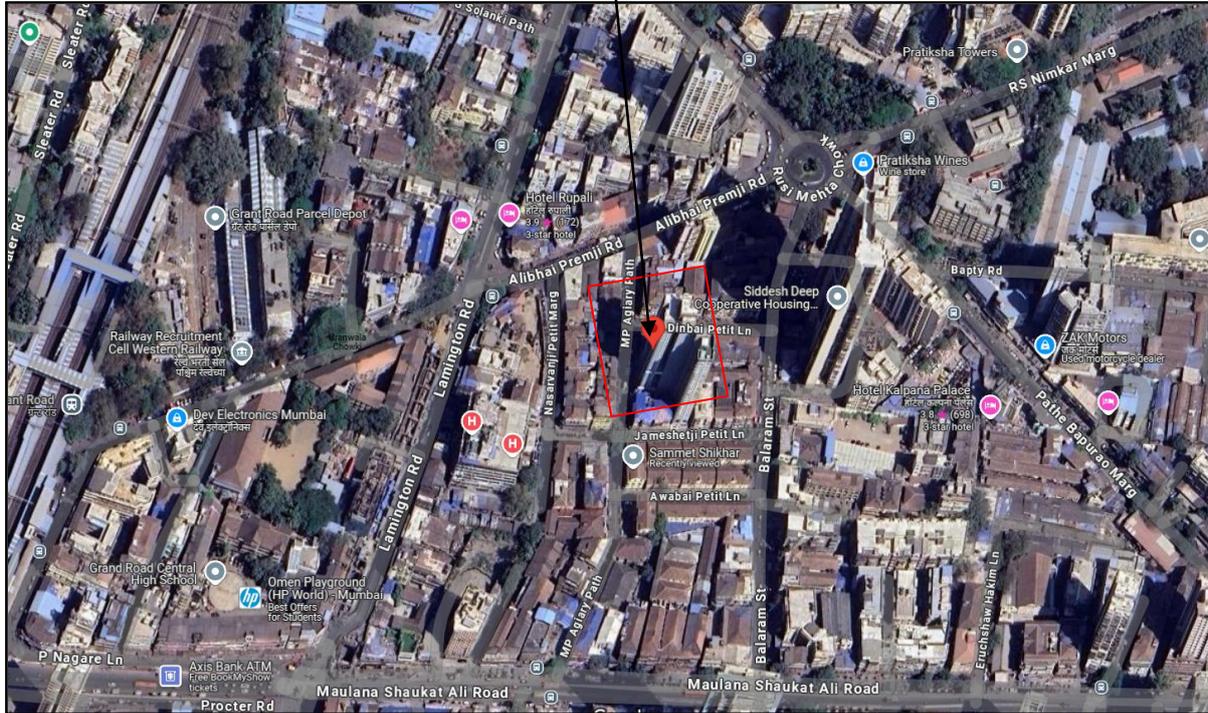


Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 18°57'49.0"N 72°49'09.7"E

Note: The Blue line shows the route to site from nearest Metro station (Grant Road – 400 Mtr.)



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Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



Annual Statement of Rates Ver. 2.0 (बाजारमूल्य दर पत्रक आवृत्ती 2.0)

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Year

Selected District

Select Village

Search By Survey No. Location

Language

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs.)
SurveyNo	8/67-रस्ता: ताडदेव रोड - जावजी दादाजी रोड (नाना चौका पासून हाजीअली चौकापर्यंत)	178320	349910	481400	568500	349910	चौ. मीटर
SurveyNo	8/68 -भूभाग : पश्चिमेस पश्चिम रेल्वे लाईन, पुर्वेस शुक्लाजी स्ट्रीट,दक्षिणेस मौ.शौकत अली मार्ग व उत्तरेस जहांगीर बोमन बेहराम मार्ग यामधील भुभाग	81250	172010	205300	371700	172370	चौ. मीटर
SurveyNo	8/68A-रस्ता : दादासाहेब भडकमकर मार्ग (मौलाना शौकत अली रोड जंक्शन ते जहांगीर बोमन मार्ग जंक्शन पर्यंत)	119890	256930	295470	321170	256930	चौ. मीटर
SurveyNo	8/68B-भूभाग : उत्तरेस जहांगीर बोमन मार्ग, दक्षिणेस मौलाना शौकत अली मार्ग, पुर्वेस दादासाहेब भडकमकर मार्ग व पश्चिमेस पश्चिम रेल्वे यामधील भुभाग	91080	202180	232500	256800	202180	चौ. मीटर
SurveyNo	8/68C - रस्ता : मौलाना शौकत अली रोड (डॉ. दादासाहेब भडकमकर मार्ग (लॅमिंग्टन रोड) ते विभाग हद्दी पर्यंत.)	85040	173380	205300	371700	173380	चौ. मीटर

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Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft.
8119/2024	20.12.2014	1,79,00,000.00	75.52	813.00	22,000.00

गावाचे नाव : ताडदेव	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	17900000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	15717757.77
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 1501, माळा नं: 15 वा मजला, इमारतीचे नाव: श्री सम्मैत शिखर हार्डटस -सी विंग, ब्लॉक नं: 6ए जमशेदजी पेटीट रोड, बालाराम स्टीट, रोड : 13, महेला पटेल अग्यारी स्टीट, ग्रँट रोड, मुंबई-07, इतर माहिती: क्षेत्रफळ 75.52 चौरस मीटर रेरा कारपेट... नोटीफिकेशन क्रमांक-शासन आदेश क्र.मुद्रांक 2021/अनौ. सं. क. 12/प्र. क्र.107/म-1 धोरण दिनांक 31/03/2021 अन्वये महिलासाठी 1 टक्के सूट((C.T.S. Number : 4/152, 5/152, 17/152,6/152 ;))
(5) क्षेत्रफळ	83.07 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-व्ही एम होम्स प्रायव्हेट लिमिटेड तर्फे संजय बाबुलाल वर्धन तर्फे कु मु राणा राम देवासी वय:-38 पत्ता:-प्लॉट नं: सी 3, माळा नं: ., इमारतीचे नाव: कॉमर्स हाउस, ब्लॉक नं: नगीनदास मास्टर रोड, रोड नं: फोर्ट, मुंबई, महाराष्ट्र, AHILYANAGAR. पिन कोड:-400023 पॅन नं:-AADCV3291Q
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-वर्षा . जैन वय:-28; पत्ता:-प्लॉट नं: 407, माळा नं: तिसरा मजला, इमारतीचे नाव: मेगास कमला रेसिडेन्सी, ब्लॉक नं: एस-आरएस रोड, रोड नं: बॅंगलोर कर्नाटका, कर्नाटक, BANGALORE. पिन कोड:-560058 पॅन नं:-BMSPJ7333N
(9) दस्तऐवज करून दिल्याचा दिनांक	20/12/2024
(10) दस्त नोंदणी केल्याचा दिनांक	20/12/2024
(11) अनुक्रमांक, खंड व पृष्ठ	8119/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	895000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	
मुल्यांकनासाठी विचारात घेतलेला	

Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft.
1674/2025	10.03.2025	1,71,00,000.00	72.04	775.44	22,052.00

1674318 11-03-2025 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.मुंबई 1 दस्त क्रमांक : 1674/2025 नोदणी : Regn:63m
गावाचे नाव : ताडदेव		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	17100000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	14993079.64	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 1402, माळा नं: 14 वा मजला, इमारतीचे नाव: श्री सम्मैत शिखर हाईट्स -सी विंग, ब्लॉक नं: 6ए जमशेदजी पेटीट रोड,बालाराम स्ट्रीट, रोड : 13,महेला पटेल अग्यारी स्ट्रीट,ग्रँट रोड,मुंबई-07, इतर माहिती: क्षेत्रफळ 72.04 चौरस मीटर रेरा कारपेट...((C.T.S. Number : 4/152, 5/152, 17/152, 6/152, ;))	
(5) क्षेत्रफळ	72.04 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-व्ही एम होम्स प्रायव्हेट लिमिटेड तर्फे राणा राम देवासी वय:-38 पत्ता:-प्लॉट नं: सी 3, माळा नं: ., इमारतीचे नाव: कॉमर्स हाउस, ब्लॉक नं: नगीनदास मास्टर रोड, रोड नं: फोर्ट, मुंबई, महाराष्ट्र, AHILYANAGAR. पिन कोड:-400023 पॅन नं:-AADCV3291Q	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-देसू देवी . वय:-33; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: धुम्बडीया, रोड नं: जालोर, राजस्थान, राजस्थान, JALOR. पिन कोड:-343030 पॅन नं:-EZFPD5122N 2): नाव:-नगा राम . वय:-34; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: धुम्बडीया, रोड नं: जालोर, राजस्थान, राजस्थान, JALOR. पिन कोड:-343030 पॅन नं:-AMPPC7552C	
(9) दस्तऐवज करून दिल्याचा दिनांक	10/03/2025	
(10) दस्त नोंदणी केल्याचा दिनांक	10/03/2025	
(11) अनुक्रमांक, खंड व पृष्ठ	1674/2025	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1026000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शोरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Sales Instance nearby

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft.
24904/2024	11.12.2024	1,40,00,000.00	50.00	536.00	26,000.00

गावाचे नाव : ताडदेव	
(1) विलेखाचा प्रकार	सेल डीड
(2) मोबदला	14000000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	10968217.65
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 202, माळा नं: 2 रा मजला,बी विंग, इमारतीचे नाव: श्री सम्मैत शिखर हाईट्स, रोड : बाळाराम स्टीट,ग्रँट रोड,मुंबई 400007, इतर माहिती: करारनामा दस्त क्र बबई - 3-14395-2024 दि.08/07/2024 रोजी नोंदणीकृत केला असुन मोबदला रक्कम रु.14,00,00,000/- व बाजार मुल्य रक्कम रु.1,03,68,762.8/- यावर मुद्राक शुल्क रु. 8,40,000/-भरले आहे,ह्या मध्ये 1 % मेट्रो सेस 1,40,000/- वजा करून सदर दस्तावर मुं मु अधि 1958 आर्टि 5 जीए(2)मुद्राक शुल्कात सवलत देण्यात आली आहे त्या नुसार 7,00,000/- हि रक्कम नवीन दस्तावर समाविष्ट करण्यात आली आहे व इतर माहिती दस्तात नमूद केल्याप्रमाणे आणि सोबत 1 स्टील कार पार्किंग स्पेस((C.T.S. Number : 4/152, 5/152, 17/152 and 6/152 ;))
(5) क्षेत्रफळ	54.8 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-दिनेश पी सालेचा वय:-49 पत्ता:-प्लॉट नं: 202, माळा नं: 2 रा मजला, बी विंग, इमारतीचे नाव: श्री सम्मैत शिखर हाईट्स, ब्लॉक नं: -, रोड नं: बाळाराम स्टीट, ग्रँट रोड,, महाराष्ट्र, मुंबई. पिन कोड:-400007 पॅन नं:-AAEPS4281P 2): नाव:-रेनिता डी सालेचा वय:-42 पत्ता:-प्लॉट नं: 202, माळा नं: 2 रा मजला, बी विंग, इमारतीचे नाव: श्री सम्मैत शिखर हाईट्स, ब्लॉक नं: -, रोड नं: बाळाराम स्टीट, ग्रँट रोड, महाराष्ट्र, मुंबई. पिन कोड:-400007 पॅन नं:-CHPPS3657D
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-विकेश बलवंत राज सेठ वय:-49; पत्ता:-प्लॉट नं: ए/12, माळा नं: -, इमारतीचे नाव: सिद्धेश दीप सीएचएसएल, ब्लॉक नं: नवजीवन सोसायटी जवळ, रोड नं: 153/154, पठ्ठे बापूराव रोड, ग्रँट रोड, महाराष्ट्र, मुंबई. पिन कोड:-400008 पॅन नं:-AWIPS7168R 2): नाव:-सीमा विकेश सेठ वय:-47; पत्ता:-प्लॉट नं: ए/12, माळा नं: -, इमारतीचे नाव: सिद्धेश दीप सीएचएसएल, ब्लॉक नं: नवजीवन सोसायटी जवळ, रोड नं: 153/154, पठ्ठे बापूराव रोड, ग्रँट रोड, महाराष्ट्र, मुंबई. पिन कोड:-400008 पॅन नं:-AWIPS7169Q
(9) दस्तऐवज करुन दिल्याचा दिनांक	11/12/2024
(10)दस्त नोंदणी केल्याचा दिनांक	11/12/2024
(11)अनुक्रमांक,खंड व पृष्ठ	24904/2024
(12)बाजारभावाप्रमाणे मुद्राक शुल्क	140500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000

Price Indicators

Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	magicbricks.com	900.00	2,75,00,000.00	30,556.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
Login ▾ Post Property

Posted on: Jan 17, 25

₹2.75 Cr EMI - ₹1,24L | [Get Loan offers from 34+ banks](#)

Validate Market Price with PropWorth

1100 Sq-ft 2 BHK Flat For Sale in [Grant Road, Mumbai](#)

Photo not uploaded by advertiser

Request Photos

2 Beds 2 Baths Semi-Furnished

Carpet Area 900 sqft ₹30,556/sqft	Floor 1 (Out of 1 Floors)	Transaction Type New Property	Furnished Status Semi-Furnished
--	-------------------------------------	---	---

Age Of Construction
Under Construction
✔ Newly Constructed Property

Contact Owner
Get Phone No.
Last contact made 3 days ago

More Details

Price Breakup	₹2.75 Cr
Address	zenith mansion, nusserwanji petit street grant road, Grant Road, Mumbai - South Mumbai, Maharashtra
Furnishing	Semi-Furnished
Age of Construction	Under Construction

Contact Owner

Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
1 BHK	nobroker.com	320.00	93,50,000.00	29,220.00



[Pay Rent](#) [Post Your Property](#) [Sign up](#) [Log in](#) [Menu](#)



1 BHK Flat In Amtulla Apartments For Sale In G...
XR7F+9C2, Arab Ln, Navjeevan Society, Grant Road, Mumbai, ...

₹ 93.5 Lacs
Negotiable

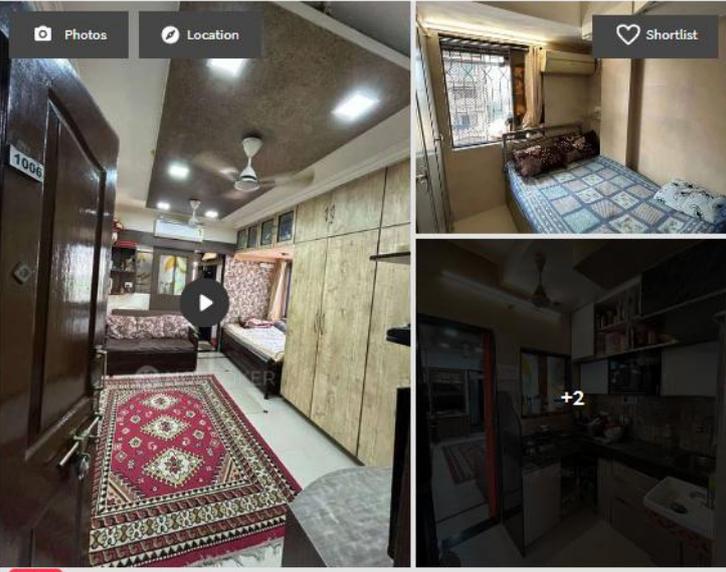
₹ 53,589/Month
Estimated EMI

391
Sq.Ft

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Home / Flats for Sale in Mumbai / Flats for Sale in Grant road / 1bhk Flat for Sale in Grant road / Property Details

Photos
Location
Shortlist



LIVE

1 Bedroom No. of Bedroom	Nov 27, 2024 Posted On
1 Bathroom No. of Bathroom	Immediately Possession
NA Balcony	Amtulla Apartments Apartment
Bike and Car Parking	None Power Backup

The owner will be showing this property at 04:00 PM Today! [Join Visit >](#)

Contact

Verified Availability
Schedule Visit

Nearby: The Aajara Co-Operative Bank Limited Cotton Green Railway Station Lakadawala Solitaire

Zain Eye Care
Metro INOX Cinema

Overview

Age of Building >10 Years	Ownership Type Self Owned
Maintenance Charges ₹5.1 Per Sq.Ft/M	Flooring Vitrified Tiles
Builtup Area 391 Sq.Ft	Carpet Area 320 Sq.Ft




Price Indicators

Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	magicbricks.com	792.00	2,25,00,000.00	28,400.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
Login ▾ Post Property

Posted on: Mar 11, 25 Property

₹2.25 Cr EMI - ₹1.01L | [Get pre-approved loan](#) PREMIUM PROJECT

Validate Market Price with [PropWorth](#)

2 BHK Flat For Sale in Amtulla Apartment, [Grant Road, Mumbai](#)



2 Beds
2 Baths
Unfurnished

Carpet Area 792 sqft ₹28,409/sqft	Developer Ashtavinayak Developers	Project Amtulla Apartment	Floor 1(Out of 11 Floors)
Transaction Type Resale	Status Ready to Move	Furnished Status Unfurnished	Age Of Construction 10 to 15 years

Contact Owner
Get Phone No.
Last contact made 3 days ago

Contact Owner
 Vaishali Rajesh Mali
 -91-XXXXXXXXXX
Get Phone No.

More Details

Price Breakup	₹2.25 Cr
Address	Grant Road, Mumbai - South Mumbai, Maharashtra
Furnishing	Unfurnished

Price Indicators

Projects nearby Locality

Comp.	Source	Built up Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
1 BHK	housing.com	625.00	2,25,00,000.00	23,520.00

HOUSING.COM
Buy In Mumbai

+Add

Download App
List Property Free
Saved

625.00 sq.ft
[convert unit](#)
Built Up Area

₹23.52 K/sq.ft
Avg. Price

1 BHK
Configuration

25th Jun, 2026
Possession status

15 of 24
Floor

North-West facing
Facing

Unfurnished
Furnishing

OVERVIEW
AMENITIES
RATINGS AND REVIEWS
PRICE TRENDS
LOCALITY
CALCULATOR

Property Location
LifeScapes Siddhant, Shapur Baug, Grant Road, Mumbai

Around This Property

School
Edubridge International School
1 min
(0.6 km)

Hospital
Gamca mumbai
1 min
(0.4 km)

[View more on Maps](#)

Awesome! Nice neighborhood around

Contact Seller

Shalkh Mustufa

Housing Expert Pro

+9198195....

Please share your contact

Name

+91 Phone

Email

Are you a Real Estate Agent?*

I agree to be contacted by Housing and agents via WhatsApp, SMS, phone, email etc

I am interested in Home Loans

Still deciding?

Property Overview

<p style="font-size: x-small; margin: 0;">Brokerage</p> <p style="font-size: x-small; margin: 0;">No Charge</p> <p style="font-size: x-small; margin: 0;">Access Zero Brokerage Properties ></p>	<p style="font-size: x-small; margin: 0;">Price</p> <p style="font-size: x-small; margin: 0;">₹1.47 Cr</p>
<p style="font-size: x-small; margin: 0;">Bedrooms</p> <p style="font-size: x-small; margin: 0;">1</p>	<p style="font-size: x-small; margin: 0;">Bathrooms</p> <p style="font-size: x-small; margin: 0;">2</p>
<p style="font-size: x-small; margin: 0;">Parking</p> <p style="font-size: x-small; margin: 0;">1 Covered Parking</p>	<p style="font-size: x-small; margin: 0;">Balcony</p> <p style="font-size: x-small; margin: 0;">No Balcony</p>

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Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
1 BHK	nobroker.com	1285.00	5,00,00,000.00	38,910.00



4 BHK Flat In Orion Tower For Sale In Bharat N...
Grant Road East,

₹ 5 Crores
Negotiable

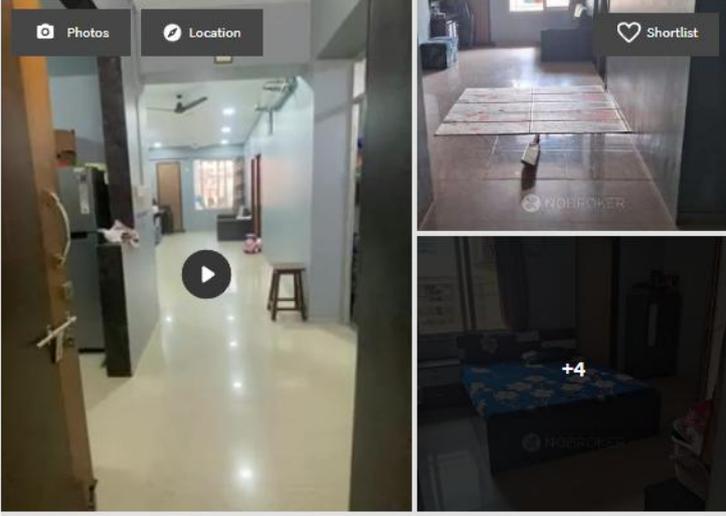
₹ 2.87 Lacs/Month
Estimated EMI

1,606
Sq.Ft

Need Home Loan ?
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Home / Flats for Sale in Mumbai / Flats for Sale in Grant road / 4bkh Flat for Sale in Grant road / Property Details

Photos
Location



4 Bedroom
No. of Bedroom

3 Bathroom
No. of Bathroom

NA
Balcony

None
Parking

Sep 18, 2024
Posted On

Immediately
Possession

Orion Tower
Apartment

Full
Power Backup

Get Owner Details

! Report what was not correct in this property

Listed by Broker Sold Out

Nearby: The Aajara Co-Operative Bank Limited Cotton Green Railway Station Lakadawala Solitaire

Zain Eye Care Metro INOX Cinema

Overview

Age of Building: 5-10 Years	Ownership Type: Self Owned
Maintenance Charges ₹5.6 Per Sq.Ft/M	Flooring: Vitrified Tiles
Builtup Area: 1,606 Sq.Ft	Carpet Area: 1,285 Sq.Ft
Furnishing Status: Semi Furnish Now	Facing: East





24 of 24 - Clipboard
Item not Collected: Format not

(Annexure-III)

DECLARATION-CUM-UNDERTAKING

I, Manoj Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 12.03.2025 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 07.03.2025. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty



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- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am the Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y. Further, I hereby provide the following information.

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. V M Homes Private Limited
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Administrative Office South Mumbai to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Chandan Singh – Valuation Engineer Vinita Surve – Technical Manager Bhavika Chavan – Technical Officer
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 07.03.2025 Valuation Date – 12.03.2025 Date of Report – 12.03.2025
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 07.03.2025
7.	Nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, industrial land size, location, sustained demand for industrial land, all round development of commercial and industrial application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **12th March 2025** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is currently a Building Under Construction work is in progress contiguous and non-agricultural land parcel admeasuring as per table attached to the report and in the name **M/s. V M Homes Private Limited**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



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Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **M/s. V M Homes Private Limited**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

Town Planning

The permissible land use, zoning, achievable FSI, area statement adopted for purpose of this valuation is based on the information provided by the Client's representative and the same has been adopted for this valuation purpose. VCIPL has assumed the same to be correct and permissible. VCIPL has not validated the same from any authority.

Area

Based on the information provided by the Client's representative, we understand that the subject property is a Building Under Construction work is in progress, contiguous and non-agricultural land parcel admeasuring as per table attached to the report.

Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Highest and Best Use model is used for analysing development potential.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the land and properties that are typically traded on a unit basis.



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In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey

We state that this is a valuation report and not a structural survey

Other

All measurements, areas and ages quoted in our report are approximate

Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is currently Building Under Construction work is in progress, contiguous and non-agricultural land parcel admeasuring area as per table attached to the report.

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

(Annexure - XIV)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.



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14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj B. Chalikwar

Govt. Registered Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

SBI Empanelment No.: SME/TCC/38/IBBI/3



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As a result of my appraisal and analysis, it is my considered opinion that the realizable Value of the above property in the prevailing condition with aforesaid specification is **(As per table attached to the report)**

Place: Mumbai

Date: 12.03.2025

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Manoj B. Chalikwar

Govt. Registered Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

SBI Empanelment No.: SME/TCC/38/IBBI/3

Auth. Sign.



The undersigned has inspected the property detailed in the Valuation Report dated _____ on _____. We are satisfied that the fair and reasonable market value of the property is ₹ _____ (Rupees only).

Date

Signature
(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

Enclosures		
	Declaration-cum-undertaking from the valuer (Annexure- I)	Attached
	Model code of conduct for valuer - (Annexure - II)	Attached